



*Aquidneck Island Reuse Planning Authority*

*Representing the municipalities of Newport, Middletown and Portsmouth, Rhode Island*

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Meeting Minutes

Tuesday, January 4, 2011

1 p.m.

**LOCATION: Aquidneck Island Planning Commission**

**Attendees:**

Fred Faerber, Chairman pro tem, *Town of Portsmouth*  
Dick Adams, Vice-Chair pro tem, *Town of Middletown*  
Jan Eckhart, Secretary, *Town of Middletown*  
Jim Boyd, ex-officio, *RI Coastal Resource Management Council*  
Paige Bronk, *City of Newport*  
Bill Corcoran, *City of Newport*  
Tina Dolen, *Aquidneck Island Planning Commission*  
Bob Gilstein, *Town of Portsmouth*  
Naomi Neville, *City of Newport*  
Julie Oakley, *Aquidneck Island Reuse Planning Authority*  
John Riendeau, ex-officio, *RI Economic Development Corporation*  
Ron Wolanski, *Town of Middletown*  
Allen Shers

Prior to the meeting's official start, a short discussion ensued of the new draft federal guidelines for economic development conveyances (EDCs). Julie Oakley stated the draft regulation is on the Office of Economic Adjustment (OEA) website and the comment period will extend to approximately mid February. J. Oakley is interested in receiving feedback from the planners regarding the new guidelines. In addition, J. Oakley and the three planners can explore this topic during their attendance at the February conference of the Association of Defense Communities in San Antonio, Texas.

**The meeting was called to order at 1:10 p.m.**

Fred Faerber, Chairman pro-tem, welcomed the attendees.

**Key Outcomes:**

**Approved** the minutes of the AIRPA meeting of December 7, 2010.

**Agreed** that the Community College of Rhode Island (CCRI) is a good location to hold AIRPA public meetings. Bill Corcoran pointed out that using the same location each time makes it easier for the public to anticipate and attend meetings. Paige Bronk noted CCRI was built as a location for the entire island. J. Oakley will look into availability there for the next AIRPA public workshop on February 1, 2011. As a backup, Bob Gilstein will explore the Portsmouth Middle School.

## Agenda Items:

### I. Approved the minutes of the December 7, 2010 Meeting.

### II. Overview of Second Public Workshop

- a. J. Oakley explained the meeting will not be a traditional poster station interactive meeting, but rather an informational one. Findings to date will be presented to the public and questions will be taken. Among the reports to be reviewed will be the baseline conditions report, synopsis of NOI applications, timeline changes, upcoming reports, and next steps.
- b. Consultants RKG and VHB will provide a PowerPoint presentation, and encourage open discussion.
- c. J. Oakley stated a key message to the attendees is that the AIRPA work is unique, and is unlike any other ongoing study across the island. There are intersections (such as with the Middletown West Main/Coddington Highway Master Plan and AIPC's Transportation Study – especially Burma Road), but AIRPA'S federal mandate as a regional LRA is to complete a new redevelopment plan is completely separate from all others. The only group overseeing the redevelopment of surplus Navy property is the AIRPA board and the PRC (with eventual approval by the Councils).
- d. The Public Workshop will be advertised in multiple formats to ensure good attendance, including, but not limited to :
  - AIPC e-newsletter and e-blast announcements
  - Pre-workshops news coverage in Daily News; Newport This Week (including Newport Now); Sakonnet Times
  - Patch.com electronic news in each community
  - Fliers
  - Paid Advertisements
  - Posting in the Municipal Meeting sections of all newspapers

### III. Strategize about how to keep local, state, and federal leadership up to date

- a. City and Town Council briefings
  - i. J. Oakley outlined an approximate timeline for briefing all three municipal councils – January, April and June.
  - ii. The Board emphasized that each municipal council should receive identical information (although surplus Navy properties within each jurisdiction must of course be addressed), and that meetings should be scheduled within close timing of one another. It is important to emphasize AIRPA is a joint island-wide project among the towns and city.
  - iii. Another caution on setting municipal meetings is the need to avoid the hectic budget time periods, which are lasting longer each year. An informational packet on the AIRPA content will have to be prepared by each council's deadline so councilors can review the material ahead of time.
  - iv. J. Oakley has already met with multiple councils and groups. For each council meeting, the AIRPA members from that community are encouraged to attend with J. Oakley.
  - v. B. Corcoran suggested that Tina Dolen renew emails to her distribution lists to elected officials to ensure they are up to date on AIRPA progress. Some elected representatives have been coming to the public meetings, but we can always

- encourage more. B. Corcoran's philosophy is to send multiple updates as often as possible so no one can say they were left out of the process.
- vi. The Board asked J. Oakley to put the AIRPA agendas and minutes on its web site. J. Oakley has already been posting them to the Secretary of State's website – so this will provide further dissemination.
  - b. State Representatives
    - i. The AIRPA and the AIPC will share their respective agendas with Aquidneck's State Delegation. Dick Adams will ask Senator DiPalma when a good time might be to schedule. T. Dolen had suggested a breakfast meeting, but was not sure of the best month, since the legislature was just now back in session.
    - ii. J. Oakley pointed out that for any delegates unable to attend, personal meetings would be offered.
  - c. Federal Representatives
    - i. J. Oakley and T. Dolen will schedule informational sessions with staff from Senators Whitehouse and Reed; Congressmen Cicilline and Langevin. If the staff would like to bump it up to the Senators or Representatives, then T. Dolen and J. Oakley will schedule those.
    - ii. For the Burma Road connector to Coddington Highway, Senator Reed will have to become involved. Getting permission for this connector is not a requirement for AIRPA but it will assist RIDOT in feeling comfortable enough to consider taking the Burma Road. T. Dolen and J. Oakley and legal counsel David Knisely will be discussing approaches that can move this connector issue along.

#### IV. Preliminary Baseline Conditions Report

- a. B. Gilstein indicated he was dissatisfied with the materials that BBP had prepared in the "Request for Interest" for RKG. This inquiry went out to approximately 200 developers without prior review by AIRPA.
- b. The Board asked J. Oakley to request for the list of 200 developers to whom the report was mailed.
- c. B. Corcoran believed this procedure was not in AIRPA's best interest and the consultant (RKG) should be made aware that such actions are unacceptable.
- d. The Board **voted** to have the three planners review the "Request for Interest" and get their comments to J. Oakley, who will take up the matter with RKG. If necessary, an addendum will be prepared and a new mailing produced.
- e. As a general rule J. Oakley will forward new documents to the planners, who will then respond to her with their comments. No materials will go to outside parties until such review is completed.
- f. John Riendeau asked to have a meeting with RKG to review the baseline conditions report. J. Oakley will contact for scheduling.
- g. J. Riendeau also requested on the Board's behalf that the RI Department of Environmental Management (RIDEM) be invited to the next meeting. RIDEM would likely prefer to see the baseline conditions first, and then use their time at AIRPA to discuss how their regulations may supersede that of CERCLA.
- h. Jim Boyd asked that text be included in the baseline conditions report regarding NEPA and federal consistency review as it relates to the Coastal Zone Management Act. There are important processes to note as the redevelopment moves forward. The NEPA will be conducted after the Redevelopment Plan has been approved.

V. Next Regularly Scheduled Board Meeting

- a. The next regularly scheduled board meeting will be the second public workshop on the evening of February 1, 2010.

The meeting was adjourned at 2:45 p.m.

Submitted by:

Tina Dolen, Executive Director  
AIPC